

125.0

0002

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,353,400 / 1,353,400

ASSESSED:

1,353,400 / 1,353,400


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		CHURCHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: DAVISON MIRIAM/TRUSTEE	
Owner 2: MIRIAM DAVISON TRUST	
Owner 3:	

Street 1: 22 CHURCHILL AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: DAVISON SHERMAN--ETAL -	
Owner 2: DAVISON MIRIAM -	

Street 1: 22 CHURCHILL AVE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02476	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .205 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1925, having primarily Clapboard Exterior and 3288 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 18 Rooms, and 9 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	
Flood Haz:	
D	
s	
t	

Exempt	

Gas:	

Topo	1	Level
Street		
Gas:		

Land Section (First 7 lines only)																												
Use	Description	LUC	No of Units	Depth / Price	Unit Type	Land Type	LT	Base	Unit	Adj	Neigh	Neigh	Neigh	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt	%	Spec	J	Fact	Use Value	Notes	
Code		Fact		Units			Factor	Value	Price			Influ	Mod							Value	Class		Land	Code				
104	Two Family		8923		Sq. Ft.	Site		0	90.	0.77	10									618,918							618,900	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							8923.000		729,400		5,100		618,900		1,353,400							

EXTERIOR INFORMATION

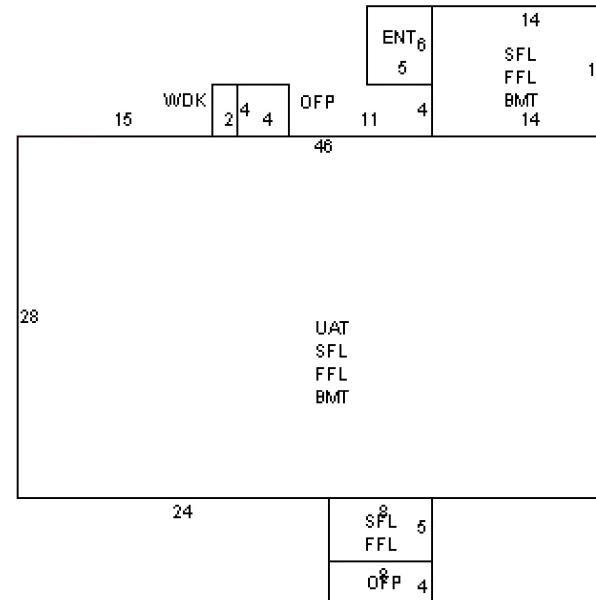
Type:	12 - Multi-Conver	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	2	Total: 2
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GRAY	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:	1	Rating: Fair

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	B - Good (-)
Year Blt:	1925
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

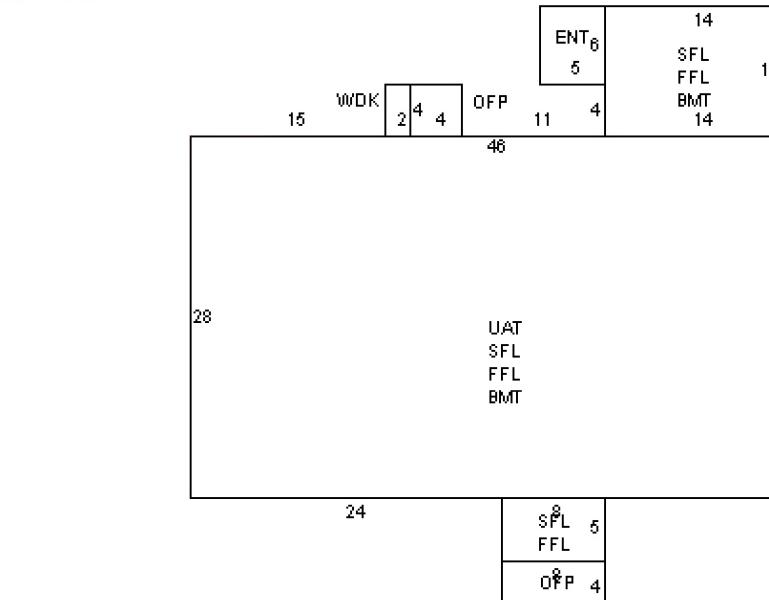
Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	15 - Carpet
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION**PHYSICAL****FUNCTIONAL****ECONOMIC****SPECIAL****override****Total:****18.6 %****CALC SUMMARY****Basic \$ / SQ:****Size Adj.:****Const Adj.:****Adj \$ / SQ:****Other Features:****Grade Factor:****NBHD Inf:****NBHD Mod:****LUC Factor:****Adj Total:****Depreciation:****Depreciated Total:****BATH FEATURES**

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:	1	Rating: Fair

OTHER FEATURES**KITS****A KITS****FPL****WSFLUE****Location:****Total Units:****Floor:****% Own:****Name:****REMODELING****Exterior:****Interior:****Additions:****Kitchen:****Baths:****Plumbing:****Electric:****Heating:****General:****COMMENTS**

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RES BREAKDOWN**No Unit****RMS****BRS****FL****1****12****6****1****6****3****Totals****2****18****9****SKETCH****MOBILE HOME**

Make: Model: Serial #: Year: Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1935	21.25	T	40	104			5,100			5,100

PARCEL ID

125.0-0002-0002.0

Total: 5,100

Total: 5,100

IMAGE

More: N

Total Yard Items:

5,100

Total Special Features:

5,100